

019.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,234,300 / 1,234,300

ASSESSED:

1,234,300 / 1,234,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
76		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PRESTON ALAN/LUANA TRUSTEE	
Owner 2: 76 SPY POND PKWY TRUST	
Owner 3:	

Street 1: 76 SPY POND PKWY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PRESTON ALAN LEE-ETAL -	
Owner 2: PRESTON LUANA SUE -	

Street 1: 76 SPY POND PKWY

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains 11,442 Sq. Ft. of land mainly classified as Two Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 3871 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11442		Sq. Ft.	Site		0	85.	0.87	2			View	30					843,404						843,400	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
104	11442.000	390,900						843,400	1,234,300						13540
Total Card	0.263	390,900						843,400	1,234,300	Entered Lot Size					GIS Ref
Total Parcel	0.263	390,900						843,400	1,234,300	Total Land:					GIS Ref
Source:	Market Adj Cost							Total Value per SQ unit /Card:	318.87	Land Unit Type:					Insp Date

PREVIOUS ASSESSMENT

Parcel ID 019.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	390,600	0	11,442.	843,400	1,234,000	1,234,000	Year End Roll	12/18/2019
2019	104	FV	343,100	0	11,442.	923,500	1,266,600	1,266,600	Year End Roll	1/3/2019
2018	104	FV	343,100	0	11,442.	587,700	930,800	930,800	Year End Roll	12/20/2017
2017	104	FV	343,100	0	11,442.	537,300	880,400	880,400	Year End Roll	1/3/2017
2016	104	FV	343,100	0	11,442.	436,600	779,700	779,700	Year End	1/4/2016
2015	104	FV	323,200	0	11,442.	436,600	759,800	759,800	Year End Roll	12/11/2014
2014	104	FV	323,200	0	11,442.	398,000	721,200	721,200	Year End Roll	12/16/2013
2013	104	FV	323,200	0	11,442.	378,700	701,900	701,900		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRESTON ALAN LE	1221-185		5/31/2000	Convenience		1	No	4	
	943-100		1/1/1981		102,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/13/2006	262	Renovate	22,300					new roof/deck/5 wi
10/26/1992	541		46,000					ADD 2ND STORY

ACTIVITY INFORMATION

Date

Result

By

Name

12/6/2017

MEAS&NOTICE

BS

Barbara S

5/8/2009

Measured

372

PATRIOT

10/23/1999

Inspected

263

PATRIOT

9/28/1999

Mailer Sent

9/28/1999

Measured

264

PATRIOT

12/23/1994

PM

Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

